

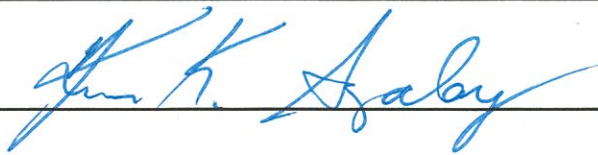
# Regional Planning Commission Transmittal Checklist

Hearing Date  
01/13/2016  
Agenda Item No.  
5

Project Number: R2014-02256-(5)  
Case(s): Tentative Parcel Map No. PM073045  
Environmental Assessment No. 201400177  
Planner: Marie Pavlovic

- ☐ Project Summary
- ☐ Property Location Map
- ☐ Staff Analysis
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☐ Burden of Proof Statement(s)
- ☐ Environmental Documentation (ND / MND / EIR)
- ☐ Correspondence
- ☐ Photographs
- ☐ Aerial Image(s)
- ☐ Land Use/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☐ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans
- ☐

Reviewed By: \_\_\_\_\_







# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

January 06, 2016

TO: Stephanie Pincett, Chair  
Doug Smith, Vice-Chair  
David W. Louie, Commissioner  
Curt Pedersen, Commissioner  
Pat Modugno, Commissioner

FROM: Marie Pavlovic,  
Land Divisions Section

SUBJECT: **PROJECT NO. R2014-02256-(5)  
TENTATIVE PARCEL MAP NO. 073045-5  
ENVIRONMENTAL ASSESSMENT NO. 201400177  
2326 PARK AVENUE, MONTROSE**

## **PROJECT DESCRIPTION & BACKGROUND**

A land division proposal to create four single-family lots that includes a street frontage waiver and modification to the frontage width and average lot width for all lots. Park Avenue is a private access easement that provides access to the project site from Ocean View Boulevard which is a public street. The Commission voted 5-0 indicating its intent to approve the project, but cautioned that the subdivision approval depends on whether legal and physical access is confirmed and whether a long-term maintenance arrangement is accommodated. Your Commission continued the public hearing to January 13, 2016, instructed staff to present draft findings and conditions and research questions related to access.

## **PROJECT STATUS**

Staff has researched access-related matters and confirmed that parking along the north and south sides of Park Avenue was not previously authorized in conjunction with the existing commercial and multi-family uses, and an intermediate turn-around is provided on Parcel 2. Additionally, Public Works is requiring the applicant to repave the road and a long-term maintenance arrangement concerning the road has been included as a condition of approval.

Please find enclosed the updated Draft Findings and Conditions. The Draft Findings document was updated to provide the correct notice radius of 1000 feet in Finding 18 (pg. 4), revise Conclusion C. to state, "That the proposed site is adequate..." (pg. 8), and remove the vote tally (pg. 9). The Draft Conditions document was updated to expand Condition 22 which now instructs the applicant to provide a copy of the recorded agreement, eliminate proof of library fee payment (formerly Condition 21), and include the CEQA filing fee (Conditions 2 & 10). The County Department reports from the Subdivision Committee's review of tentative map dated February 24, 2015 is also attached to the draft conditions. Since action on the matter was deferred to the continued hearing date of January 13, 2016, the suggested approval motion is as follows:

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE NEGATIVE DECLARATION PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE TENTATIVE PARCEL MAP NUMBER 073045 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

KKS:mp

Enclosures: Draft Findings  
Draft Conditions

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-02256-(5)  
TENTATIVE PARCEL MAP NO. 073045  
ENVIRONMENTAL ASSESSMENT NO. 201400177**

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on November 4, 2015, in the matter of Project No. R2014-02256, consisting of Tentative Parcel Map No. PM073045 ("TPM").
2. **ENTITLEMENT(S) REQUESTED.** The applicant requests a Tentative Parcel Map ("TPM") to create four single-family lots on 0.76 acres pursuant to County Code Section 21.48.010.
3. **LOCATION.** The project site is located at 2326 Park Avenue in the community of La Crescenta-Montrose.
4. **PROJECT DESCRIPTION.** A request to subdivide land to produce four (4) single-family lots over 0.76 acres. The request includes a reduction from the required 50 feet of average lot width and frontage width as well as a street frontage waiver. The proposed average lot width and frontage width for Parcel 1 are 48.95 feet and 49.12 feet respectively. Parcels 2 through 4 are proposed to have an average lot width and frontage width of 48.5 feet. The project site adjoins Park Avenue, a private street rather than a public street, which connects to Ocean View Boulevard. The project site is now vacant as the single-family house and detached garage were demolished in March 2015. A plot plan and administrative oak tree permit were approved in August 2015 to build a single-family residence with a driveway that encroaches into the protected zone of oak tree No. 1 located within Park Avenue. The oak tree permit also authorized the removal of an over-height fence located within the protected zone of the same oak tree. Park Avenue is a private driveway and fire lane that connects to Ocean View Boulevard which is an arterial highway.
5. **TOPOGRAPHY.** The Project Site is 0.76 acres in size, rectangular in shape, and gently slopes downward from north to south.
6. **ZONING.** The Project Site is located in the Montrose Zoned District and is currently zoned R-1 (Single-family Residence – 5000 square foot minimum lot size).
7. **LAND USE CLASSIFICATION.** The Project Site is located within the Low Density (1-6 du/ac) land use category of the General Plan's Land Use Policy Map.
8. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius:

North: R-1 (Single-Family Residence – 5000 square foot minimum lot size), C-2-BE (Neighborhood Business - BillBoard Exclusion), & City of La Canada Flintridge  
South: R-1 & R-3 (Limited Multiple Residence)  
East: R-3, C-2-BE, C-H (Commercial Highway), & R-1  
West: R-1

9. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:

North: Single-Family Residences, Condominiums, AT&T Substation, Office Spaces, Car Wash, Auto Repair Facilities  
South: Single-Family Residences & Apartments  
East: Apartments, Single-Family Residences, Auto-Repair Facilities, Offices, Mini-Mart, Retail  
West: Single-Family Residences, Church

10. **PREVIOUS CASES/ZONING HISTORY.** The property has been zoned R-1 as far back as 1936. A Certificate of Compliance was issued in March 2014. A survey of the project site was examined by the Mapping and Property Management Division of Public Works in December 2014 and recorded at the Registrar-Recorder's Office in December 2015. The single-family house, built in 1936, and detached garage were demolished in March 2015. At the time of the Land Division Application filing, administrative Oak Tree Permit No. 201400041 was also filed as part of the subdivision request. However, Plot Plan No. 201500512 was later filed to build a single-family house and the administrative oak tree permit was separated from the subdivision project and attached to the plot plan project. The plot plan and administrative oak tree permit were approved in August 2015 to remove an over-height front yard fence encroachment and build a single-family residence with a driveway encroachment into the protected zone of a single oak tree located within the private street.

11. **SITE PLAN DESCRIPTION.** The tentative parcel map dated February 24, 2015 depicts four single-family lots. The project site does not have street frontage, meaning the property does not adjoin a public street, highway or parkway. Rather, Park Avenue, a private street, provides access to the project site from Ocean View Boulevard. A wooden fence, six feet in height, is shown along the northerly property line with a portion of the fence encroaching into the protected zone of the oak tree located within Park Avenue. The majority of the fence was removed in March 2015 and the remainder of the fence, the encroachment, was removed in October, after the oak tree permit was approved in August 2015. The single-family house and detached garage were demolished in March 2015. Grading is not proposed as part of this land division request.

12. **SITE ACCESS.** Park Avenue is a private street, 30 feet in width and 389 feet in length, that provides access to the subject site from Ocean View Boulevard which

is a secondary highway. A Corporation Grant Deed dated September 25, 1962, grants legal access to the project site.

13. **PARKING.** Parking conformity will be reviewed for each lot at the time of development proposal review.
14. **INTERNAL CIRCULATION.** Each single-family lot will have a private driveway that leads to the covered parking area from Park Avenue.

**PRE-RPC HEARING PROCEEDINGS.** On February 19, 2015, the applicant performed public outreach by giving a presentation on the proposed project to the Crescenta Valley Town Council's Land Use Committee. The meeting minutes indicate the applicant discussed his consideration of a flag lot design to avoid having to request modifications, but that the design would result in placing new residences closer to existing homes. The applicant also reached out to a property owner who shares the southerly property boundary. According to the neighbor, the applicant agreed to leave trees in place within the center of the property and replace the trees along the common property boundary that is perceived as more suitable in ensuring privacy, and repair fences or retaining walls in the event damage occurs as a result of replacing the trees. These voluntary measures have not resulted in revised plans since non-native trees are not subject to county regulations.

15. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee consists of representatives of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the tentative map dated February 24, 2015, the Subdivision Committee cleared the project for public hearing. The associated County Department reports from the Subdivision Committee review are attached.
16. **CEQA.** Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the project in compliance with the California Environmental Quality Act (Public Resources Code section 21000.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff from Regional Planning determined that a Negative Declaration was the appropriate environmental document for the project because the Initial Study concluded that there was no substantial evidence that the proposed project would result in a significant impact on the environment.
17. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and DRP website posting.
18. **PUBLIC NOTICE.** The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public

hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of La Crescenta-Montrose community. On September 16, 2015, a total of 335 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1000-foot radius from the Project Site. Three of the 335 notices were mailed to interested parties listed on the courtesy mailing list for the Montrose Zoned District.

19. **COMMENTS FROM PUBLIC.** Staff received correspondence in support of and in opposition to the project. The two emails in favor of the project are summarized below:

- 1) A resident who lives immediately south of the project site indicated the applicant assured her that her concerns about drainage, privacy, and tree encroachments will be addressed and she is satisfied with the applicant's remedies.
- 2) The Crescenta Valley Town Council recommends approval of the project based on the retention of an oak tree and their Land Use Committee's support of the proposed design over a flag lot configuration and belief that the project is in keeping with the character of the neighborhood.

At the same Land Use Committee meeting, three residents voiced opposition to the project and raised concerns about the project's impact on existing drainage issues.

Two phone calls and two letters were also received opposing the project:

- 1) A caller who opposed the project later emailed her support for the project after discussions with the developer who assured her that her concerns would be appropriately addressed.
- 2) Henrik Navarsardian, lives immediately south of the project site, called to voice his concerns about loss of privacy, increased traffic along Park Avenue, parking at the easterly end of Park Avenue, and limited fire access.
- 3) Elmer Art submitted 2 letters opposing the project due to concerns about an increase in traffic along Park Avenue and pointed out an existing over-parking issue where Park Avenue connects to Ocean View Boulevard, poor drainage along Park Avenue, water draining down-slope onto neighboring properties.
- 4) A letter from the owner of the Park Avenue easement, Gerald Tomsic, claims the applicant cannot use the easement to access his subdivided land because "the easement was never granted for such a purpose."



20. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on November 4, 2015 before the Commission. All members of the Commission were present. Regional Planning staff gave a presentation recommending denial of the frontage width and average lot width modification requests, and project redesign to comply with the Subdivisions and Zoning Codes without modifications. The applicants, Mark Anderson and Kendall Hales, were sworn in and presented their position. Three persons spoke on the project: 1) Robbyn Battles, the Crescenta Valley Town Council President, spoke in favor of the project; 2) Gerald Tomsic objected to the subdivision, specifically, the right to use the private easement for subdivision access; and 3) Henrik Navasardian spoke in opposition to the project. The Commission reasoned that the width modification requests involve negligible reductions and the proposed design is preferred over alternative design solutions due to the size of the proposed lots, the community's support of the proposed project, and the economic feasibility of creating 4 lots versus 3 lots. The Commission voted 5-0 indicating its intent to approve the project, but cautioned that the subdivision approval depends on whether legal and physical access is confirmed and whether a long-term maintenance arrangement is accommodated. The public hearing was continued to January 13, 2016 so that staff could draft findings and conditions and research questions related to access.

21. **PLAN CONSISTENCY.** The property has a land use category of "1" (Low Density Residential – 1 to 6 dwelling units per acre) under the Countywide General Plan. Based on the size of the project site and application of the low-density residential land use category, the property may be developed with a maximum of four dwelling units. The applicant is proposing four single-family lots; therefore, the project's use and development intensity are consistent with the General Plan in the following ways:

*General Policy 47. Promote the provision of an adequate supply of housing by location, type and price (pg. I-24).*

Providing three additional single-family lots in an urban neighborhood supports this policy by providing the maximum number of single-family houses, in a largely built-out area, allowed by the designated land use category based on land area.

*General Policy 54. Promote the full use of existing service systems in order to gain maximum benefit from previous public investments. (pg. I-25).*

The proposed development maximizes land use efficiency by concentrating the same type of development in an area equipped to support said use. The proposed development will utilize existing service systems including transportation, sewer, water, school, libraries, and parks. The proposed density does not exceed the projected growth set forth by the Countywide General Plan.

22. **ZONING CODE CONSISTENCY.** The project site is zoned R-1 (Single-Family Residence) and single-family residences are permitted by right pursuant to Section

22.20.070. In this zone, properties are required to have a net area of 5000 square feet. The proposed parcels will range in net area from 7,545 to 8,335 square feet and therefore satisfy the minimum size requirement. Although the project site is located within the La Crescenta-Montrose Community Standards District (CSD), the project is not subject to the CSD since the CSD only pertains to multi-family residences and the commercial corridor along Foothill Boulevard.

23. **BURDEN OF PROOF.** The four-lot subdivision proposal entails: 1) a request to waive street frontage and 2) a modification of the frontage width and average lot width of each resulting parcel. Each parcel in the proposed development has less than the required 50 feet of average lot width and frontage width. For parcel 1, the proposed lot width is 49.04 feet and the proposed frontage width is 49.12 feet. Parcels 2 through 4 are proposed to have 48.5 feet for both lot and frontage widths. The applicant has requested a modification to the average lot width and frontage width requirements via the Title 21 modification process.

The Los Angeles County Code Section 21.24.240 states, "Whenever, in the opinion of the advisory agency, the land involved in a subdivision is of such size or shape, or is subject to such title limitations of record or is affected by such topographical location or conditions, or is to be devoted to such usage, that is impossible or impractical for the subdivider to conform fully to a regulation contained in this Title 21, the advisory agency may at the time of action on the tentative map of the subdivision modify the regulation, provided that in the case of each modification the advisory agency shall first find that a special, individual reason makes the strict letter of the regulation impossible or impractical of observance and that the modification is in conformity with the spirit and purpose of the Subdivision Map Act..."

The applicant's request for a street frontage waiver is necessary since the project site does not adjoin a public street. Title 22 defines street frontage as "that portion of a lot...which borders a *public* street, highway, or right of way." Therefore, it is impossible to provide street frontage for resulting lots...In substantiating the request for a reduction in frontage width and average lot width, the applicant raises the question, "can a lot configuration be proposed to avoid a modification?" The applicant then lists two designs for doing so: 1) a multi-family lot with four detached condominium units and 2) a flag lot configuration with two lots in front and two lots in back. The applicant explains that, in his opinion, the proposed development is superior to a flag lot configuration because street frontage is more desirable, drainage would be better contained on deeper lots, and it would provide more privacy for neighbors to the south.

Two parcels within 500 feet of the project site have less than 50 feet of frontage width. There are no parcels with less than 50 feet of lot width.

**TENTATIVE MAP SPECIFIC FINDINGS**

24. **LAND USE COMPATIBILITY.** The Regional Planning Commission finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the Los Angeles County General Plan. The project increases the supply of housing and promotes the full use of existing service systems but proposes to do so with substandard lot design.
25. **PHYSICAL SITE SUITABILITY.** The Regional Planning Commission finds that the site is physically suitable for residential development when in compliance with County Code since the property is located within an urbanized area, not located within a hillside management area, and served by adequate road and utility infrastructure. The site is not topographically or otherwise physically constrained so as to make development within County standards impossible or otherwise infeasible.
26. **SEWER DISCHARGE.** The Regional Planning Commission finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the site.
27. **DESIGN IMPACT – PUBLIC HEALTH.** The Regional Planning Commission finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are already adequately addressed.
28. **WILDLIFE/HABITAT IMPACTS.** The Regional Planning Commission finds that there is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is on a relatively small site completely surrounded by developed land and does not contain any sensitive wildlife or habitat environments.
29. **PASSIVE COOLING.** The Regional Planning Commission finds that the design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.
30. **RIGHTS-OF-WAY/EASEMENTS.** The Regional Planning Commission finds that the division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the

design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

31. **WATERCOURSE IMPACT.** The Regional Planning Commission finds that Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
32. **HOUSING/EMPLOYMENT NEEDS.** The Regional Planning Commission finds that the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
33. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:**

- A. That the proposed use is consistent with the adopted General Plan.
- B. That the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Certifies that the Negative Declaration for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Negative Declaration and that the Negative Declaration reflects the independent judgment and analysis of the

Commission as to the environmental consequences of the Project; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and

2. Approves Tentative Parcel Map No. 073045, subject to the attached conditions.

**ACTION DATE: 01/13/2016**

**Vote:**

Yes:

No:

Absent:

Abstained:

KKS:MP  
01/06/16

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**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-02256-(5)  
TENTATIVE PARCEL MAP NO. 073045  
ENVIRONMENTAL ASSESSMENT NO. 201400177**

**PROJECT DESCRIPTION**

The project is a subdivision to create four single-family lots on 0.76 gross/net acres. A street frontage waiver and a reduction in average lot width and frontage width are approved as part of the subdivision. The project is subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 7, and 10 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. In the event that Tentative Parcel Map No. 073045 should expire without the recordation of a final map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
10. Within five (5) working days from the day after your appeal period ends (February 8, 2016), the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,285.00** (\$2,210.00 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.



11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be maintained in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

#### **TENTATIVE PARCEL MAP SPECIFIC CONDITIONS**

The approval grants the creation of four single-family lots as depicted on the Tentative Parcel Map dated February 24, 2015.

17. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
18. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health for the Tentative Map dated February 24, 2015.

19. The project site shall be developed and maintained in substantial compliance with the approved tentative map dated February 24, 2015.
20. A final map is required for this subdivision. A parcel map waiver is not allowed.
21. As required by section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least two trees of non-invasive species within the front yard of each of the four lots. The location and the species of said trees shall be incorporated into a landscape plan which shall be approved by the Director of Regional Planning ("Director") prior to final map approval. The subdivider shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, ensuring future on-site tree planting.
22. Prior to final map recordation, demonstrate that a written arrangement exists with the owner of the private road, Park Avenue (5810-009-031), for the long-term maintenance of the private street. Provide a copy of the recorded agreement obtainable from the Los Angeles County Registrar-Recorder/County Clerk's Office.
23. Any development activity shall avoid oak tree damage or encroachment into the protected zone of all on-site oak trees or those affecting the subject project site.

Attachment:

County Department reports (Tentative Map Dated 02-24-15)

KKS:MP  
01/06/16

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 1/2

PARCEL MAP NO. 073045 (Rev.)

TENTATIVE MAP DATED 02-24-2015

The following reports consisting of 13 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. ~~In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.~~
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 2/2

PARCEL MAP NO. 073045 (Rev.)

TENTATIVE MAP DATED 02-24-2015

8. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
9. Delineate proof of access to a public street on the final map.
10. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
11. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
12. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
13. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HWJ

Prepared by Juan Sarda

Phone (626) 458-4919

Date 03-24-2015

pm73045L-rev2.doc

<http://planning.lacounty.gov/case/view/r2014-02256/>



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 073045

TENTATIVE MAP DATE: 02/24/15  
EXHIBIT MAP DATE: 02/24/15

**HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

**Prior to Improvement Plans Approval:**

1. Comply with the requirements of the Hydrology Study/Low Impact Development (LID)/Water Quality Plan, which was approved on 03/24/15 to the satisfaction of the Department of Public Works.

**Prior to recordation of a Final Map or Parcel map Waiver:**

1. Prior to final map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

**Prior to Building Permit:**

1. Per County Code Section 12.84.440 comply with LID standards in accordance with the Low Impact Development Standards Manual which can be found at <http://www.ladpw.org/wmd/dsp-LowImpactDevelopment.cfm>
2. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES, SWMP, and MS4 requirements.
3. Prior to issuance of building permits, a drainage and grading plan must be approved by the Department of Public Works to: (1) provide for the proper distribution of drainage including contributory drainage from adjoining properties; (2) and comply with the current Municipal Separate Storm Sewer System Permit which can be found at [http://www.waterboards.ca.gov/losangeles/water\\_issues/programs/stormwater/municipal/index.shtml](http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml).

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Name Ernesto J Rivera Date 03/24/15 Phone (626) 458-4921  
Ernesto J Rivera

County of Los Angeles Department of Public Works  
Geotechnical and Materials Engineering Division  
**GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET**  
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Parcel Map 073045 Tentative Map Dated 2/24/15 Parent Tract \_\_\_\_\_  
Grading By Subdivider? [ N ] (Y or N) \_\_\_\_\_ yd<sup>3</sup> Location Montrose APN \_\_\_\_\_  
Geologist --- Subdivider Mark Anderson  
Soils Engineer Vineyard Engineering Engineer/Arch. Engineering Services

**Review of:**

Geologic Report(s) Dated: \_\_\_\_\_  
Soils Engineering Report(s) Dated: 12/31/14, 10/16/14  
Geotechnical Report(s) Dated: \_\_\_\_\_  
References: \_\_\_\_\_

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

**THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

Prepared by



Ricardo Lopez-Maldonado  
Geology Section

Date 3/9/15

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/online-survey>

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

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COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - GRADING  
PARCEL MAP NO. 073045

Page 1/1

TENTATIVE MAP DATED 02-24-2015

1. Approval of this map pertaining to grading is recommended.

**The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:**

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

2. Provide grading plans for review and approval to repave the driveway and fire lane with pavement structure section that meets Fire Department requirements.
3. Provide a deed restriction for all lots shall be recorded with the final map to allow cross lot drainage.

Name Nazem Said



Date 03/16/2015

Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073045\GP 073045\2015-02-25 TPM 073045 SUBMITTAL

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Street frontage is being provided via the use of the existing private street, this satisfies provisions of LACC 21.24.290. However, existing development constraints within the neighborhood either prohibit the private street from being able to fully meet public design standards or will restrict full standard urban improvements; therefore Public Works does not recommend encumbering the private street with an offer of right of way as prescribed in LACC 21.28.060. Permission is granted to waive the offer of private and future right of way along the property frontage subject to the approval of the Advisory Agency.
2. Section AA shown on the tentative map is not necessarily approved. Reconstruct existing Park Avenue with base and pavement from Ocean View Boulevard including the property frontage to the satisfaction of Public Works and Fire Department.
3. Reserve ingress/egress easements or non-exclusive access easements along the entire private street encumbering the property frontage to the satisfaction of Public Works and the Fire Department.



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
PARCEL MAP NO. 073045 (Rev.)

Page 1/1

TENTATIVE MAP DATED 02-24-2015

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

- Financial arrangement must be made with the Crescenta Valley County Water District before the filing of this land division map, per letters from Crescenta Valley Water District dated 12/09/14. Prior to map recordation, provide Public Works with a letter stating all financial arrangements has been made.

Prepared by  Vilong Truong  
pm73045s-rev2.doc

Phone (626) 458-4921

Date 03-19-2015



## Crescenta Valley Water District

2700 Foothill Boulevard, La Crescenta, California 91214  
Phone (818) 248-3925 Fax (818) 248-1659

### Directors

Judy L. Tejeda  
Kathleen M. Ross  
James D. Bodnar  
Kerry D. Erickson  
Kenneth R. Putnam

### Officers

Dennis A. Erdman, P.E.  
*General Manager*  
Ron L. Mitchell  
*Secretary-Treasurer*

December 09, 2014

Los Angeles County  
Department of Public Works  
Land Development Division, 4<sup>th</sup> Floor  
900 South Fremont Avenue  
Alhambra, CA 91803

Subject: SEWER SYSTEM AVAILABILITY  
2326 Park Avenue, Montrose, CA 91020

Gentleman:

We hereby state that capacity on the public sewer system, operated by the District, which is a Political Sub-division of the State of California, is available to serve the subject parcel.


Any facilities that may be required to serve this parcel will be installed after satisfactory financial arrangements are made with this District. All facilities will be installed in compliance with the rules, regulations, and ordinances of this District.

If you have any questions or comments, please contact Peter Hilke at (818) 248-3925.

Very truly yours,

---

CRESCENTA VALLEY WATER DISTRICT

  
\_\_\_\_\_  
David S. Gould, P.E.  
District Engineer

DSG: sdi

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## Crescenta Valley Water District

2700 Foothill Boulevard, La Crescenta, California 91214  
Phone (818) 248-3925 Fax (818) 248-1659

**Directors**  
Judy L. Tejeda  
Kathleen M. Ross  
James D. Bodnar  
Kerry D. Erickson  
Kenneth R. Putnam

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Dennis A. Erdman, P.E.  
*General Manager*  
Ron L. Mitchell  
*Secretary-Treasurer*

December 09, 2014

Los Angeles County  
Department of Public Works  
Land Development Division, 4<sup>th</sup> Floor  
900 South Fremont Avenue  
Alhambra, CA 91803

**Subject: SEWER SYSTEM AVAILABILITY**  
2328 Park Avenue, Montrose, CA 91020

Gentleman:

We hereby state that capacity on the public sewer system, operated by the District, which is a Political Sub-division of the State of California, is available to serve the subject parcel.


Any facilities that may be required to serve this parcel will be installed after satisfactory financial arrangements are made with this District. All facilities will be installed in compliance with the rules, regulations, and ordinances of this District.

If you have any questions or comments, please contact Peter Hilke at (818) 248-3925.

Very truly yours,

---

CRESCENTA VALLEY WATER DISTRICT



David S. Gould, P.E.  
District Engineer

DSG: sdi

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## Crescenta Valley Water District

2700 Foothill Boulevard, La Crescenta, California 91214  
Phone (818) 248-3925 Fax (818) 248-1659

**Directors**  
Judy L. Tejeda  
Kathleen M. Ross  
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*General Manager*  
Ron L. Mitchell  
*Secretary-Treasurer*

December 09, 2014

Los Angeles County  
Department of Public Works  
Land Development Division, 4<sup>th</sup> Floor  
900 South Fremont Avenue  
Alhambra, CA 91803

**Subject: SEWER SYSTEM AVAILABILITY**  
2330 Park Avenue, Montrose, CA 91020

Gentleman:

We hereby state that capacity on the public sewer system, operated by the District, which is a Political Sub-division of the State of California, is available to serve the subject parcel.

Any facilities that may be required to serve this parcel will be installed after satisfactory financial arrangements are made with this District. All facilities will be installed in compliance with the rules, regulations, and ordinances of this District.

If you have any questions or comments, please contact Peter Hilke at (818) 248-3925.

Very truly yours,

---

CRESCENTA VALLEY WATER DISTRICT



---

David S. Gould, P.E.  
District Engineer

DSG: sdi

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## Crescenta Valley Water District

2700 Foothill Boulevard, La Crescenta, California 91214  
Phone (818) 248-3925 Fax (818) 248-1659

### Directors

Judy L. Tejeda  
Kathleen M. Ross  
James D. Bodnar  
Kerry D. Erickson  
Kenneth R. Putnam

### Officers

Dennis A. Erdman, P.E.  
*General Manager*  
Ron L. Mitchell  
*Secretary-Treasurer*

December 09, 2014

Los Angeles County  
Department of Public Works  
Land Development Division, 4<sup>th</sup> Floor  
900 South Fremont Avenue  
Alhambra, CA 91803

Subject: SEWER SYSTEM AVAILABILITY  
2332 Park Avenue, Montrose, CA 91020

Gentleman:

We hereby state that capacity on the public sewer system, operated by the District, which is a Political Sub-division of the State of California, is available to serve the subject parcel.


Any facilities that may be required to serve this parcel will be installed after satisfactory financial arrangements are made with this District. All facilities will be installed in compliance with the rules, regulations, and ordinances of this District.

If you have any questions or comments, please contact Peter Hilke at (818) 248-3925.

Very truly yours,

---

CRESCENTA VALLEY WATER DISTRICT



David S. Gould, P.E.  
District Engineer

DSG: sdi

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COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - WATER  
PARCEL MAP NO. 073045 (Rev.)

Page 1/1

TENTATIVE MAP DATED 02-24-2015

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.
3. The applicant shall comply with the requirements as indicated on the attached letter dated 08/05/14 from the La Canada Irrigation District to the satisfaction of Public Works.

Prepared by  Vilong Truong  
pm73045w-rev2.doc

Phone (626) 458-4921

Date 03-19-2015

**LA CAÑADA IRRIGATION DISTRICT**

P.O. Box 39

1443 FOOTHILL BOULEVARD  
LA CAÑADA, CALIFORNIA 91012-0039  
818/790-8740

DOUGLAS M. CAISTER  
MANAGER-SECRETARY

August 5, 2014

Director of Public Works  
County of Los Angeles  
900 South Fremont Avenue  
Alhambra, CA 91803-1331

Attention: Land Development Division  
Water Code Enforcement Sub Unit

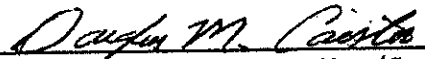
STATEMENT OF WATER SERVICE FOR ~~TRACT~~/PARCEL MAP NO. 73045

This is to certify that the proposed water system to serve each lot of the above referenced Tract/Parcel Map will be operated by La Cañada Irrigation District.

The proposed water distribution system for the above referenced subdivision will be adequate during normal operating conditions to meet the requirements for the water system of this subdivision as provided in Chapter 20.16 to Title 20 of the Los Angeles County Code (Water Code) and as shown on the plans and specifications approved by the Department of Public Works. This includes meeting minimum domestic flow requirements as required by Section 20.16.070 and minimum fire flow and fire hydrant requirements as required by Section 20.16.060.

This statement of water service is based on the addition of one 6" x 4" x 2½" fire hydrant as shown on Tentative Parcel Map No. 73045 with a 1,250 gpm fire flow at 20 psi.

Sincerely,

  
Douglas M. Caister, Mgr/Sec

DMC/sw



## **COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 73045

MAP DATE: February 24, 2015

---

**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS  
PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

### **CONDITIONS OF APPROVAL – ACCESS**

1. Access as noted on the Tentative Map shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. The required fire apparatus access driveway within Park Avenue, a private street, shall be clearly delineated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
3. A reciprocal access agreement is required for Park Avenue since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.
4. The off-site fire apparatus access driveway within Park Avenue shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
5. The portion of Park Avenue along the lot frontage(s) as a result of this development shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. A minimum unobstructed width of 26 feet is required adjacent to the required public fire hydrant for a distance of 25 feet on each side, a total of 50 feet. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
6. All proposed buildings shall be placed such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

Reviewed by: Juan Padilla

Date: March 25, 2015





## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 73045

MAP DATE: February 24, 2015

- 
7. The required turnaround within Park Avenue and Parcel 2 shall be designed to the Fire Department standards and shall be clearly depicted on the road improvements or architectural plans. Verification for compliance will be performed during the Fire Department review of the road improvements plans or architectural plan prior to building permit issuance.
  8. Maintain a minimum vertical clearance of 13 feet 6 inches for any protected trees encroaching into the required fire apparatus access driveway. This requirement is subject to any applicable tree trimming permit from the appropriate county agencies.
  9. Private driveways where parking is proposed shall maintain a minimum unobstructed fire lane width of 20 feet, 26 feet fire lane width is required for commercial and high density residential buildings. Clearly depict the parking stalls and required fire lanes on the final design plans.
  10. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
  11. Park Avenue shall provide approved street names and signs. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

### CONDITIONS OF APPROVAL - WATER

1. Install 1 public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
2. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.

Reviewed by: Juan Padilla

Date: March 25, 2015



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 73045

MAP DATE: February 24, 2015

- 
3. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
  4. If the future single family dwellings are 3,601 total square feet or greater, the required fire flow from the public fire hydrant for this development can be up to 8000 gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.
  5. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
  6. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
  7. Parking shall be restricted adjacent to the required public fire hydrant for a distance of 25 feet on each side, a total of 50 feet. Adequate signage and/or stripping shall be required prior to occupancy.
  8. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or [Juan.Padilla@fire.lacounty.gov](mailto:Juan.Padilla@fire.lacounty.gov).



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map #	73045	DRP Map Date: 02/24/2015	SCM Date: 04/02/2015	Report Date: 03/24/2015
Park Planning Area #	38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY		Map Type: REV. (REV RECD)

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.03
IN-LIEU FEES:	\$12,545

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$12,545 in-lieu fees.

Trails:

No trails.

Comments:

Proposing four (4) single-family home lots, with an existing single-family home to be removed. Net increase of three (3) units.


\*\*\*Advisory:

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By:

  
Kathline J. King, Chief of Planning

Supv D 5th  
March 03, 2015 09:36:57  
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**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map #	73045	DRP Map Date: 02/24/2015	SMC Date: 04/02/2015	Report Date: 03/24/2015
Park Planning Area #	38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY		Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P)\text{people} \times (0.003) \text{ Ratio} \times (U)\text{nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 4 = Proposed Units 3 + Exempt Units 1

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.04	0.0030	3	0.03
M.F. < 5 Units	2.16	0.0030	0	0.00
M.F. >= 5 Units	2.47	0.0030	0	0.00
Mobile Units	1.90	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.03

Park Planning Area = 38 LA CRESCENTE / MONTROSE / UNIVERSAL CITY

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.03	\$418,178	\$12,545

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.03	0.00	0.00	0.03	\$418,178	\$12,545



**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

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Interim Health Officer

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March 6, 2015

Tentative Parcel Map No. 073045

Vicinity: Montrose

Tentative Parcel Map Date: February 24, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 073045** based on the use of public water (La Canada Irrigation District) and public sewer as proposed. A copy of an original signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative parcel map.

Prepared by:

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